



## Stockport Road, Ashton-Under-Lyne, OL5 0QY

**Offers over £150,000**

Nestled in the charming area of Mossley, Ashton-Under-Lyne, this delightful mid-terrace house on Stockport Road presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a warm and inviting atmosphere.

The location is truly a gem, set in a rural area that boasts stunning walks and picturesque scenery, ideal for nature enthusiasts. Additionally, local amenities are conveniently situated right on your doorstep, ensuring that daily necessities are easily accessible. For commuters, the property is just a five-minute stroll from Mossley train station, providing excellent transport links to nearby towns and cities.

While the house requires some work, the price reflects this, making it an attractive proposition for buyers eager to invest in a property they can personalise to their taste. With a little imagination and effort, this house has the potential to be transformed into a beautiful home that perfectly suits your lifestyle. Don't miss the chance to explore this wonderful opportunity in a sought-after location. No chain.





## GROUND FLOOR

### Porch

Door.

### Living Room

13'0" x 13'0" (3.96m x 3.96m)

Window to front, door to:

### Kitchen

9'0" x 13'0" (2.74m x 3.96m)

Window to rear, stairs, door to:

## FIRST FLOOR

### Landing

3'8" x 5'8" (1.13m x 1.73m)

### Master Bedroom

13'0" x 13'0" (3.96m x 3.96m)

Window to front, door to:

### Bedroom 2

9'0" x 5'8" (2.74m x 1.72m)

Window to rear, door to:

### Bathroom

4'11" x 6'7" (1.51m x 2.00m)

Window to rear, door to:

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 52.2 sq. metres (561.5 sq. feet)

